



## City of Seattle

Edward B. Murray, Mayor

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### Department of Planning and Development

D. M. Sugimura, Director

## CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

**Application Number:** 3017255  
**Applicant Name:** Sunny Ausink (Glotel Inc)  
**Address of Proposal:** 100 Melrose Ave E (Denny Terrace)

### **SUMMARY OF PROPOSED ACTION**

Land Use Application to allow a new minor communication utility consisting of one Omni antenna, one GPS antenna and an equipment cabinet on the roof of an existing building (NEXNAV).

The following approval is required:

**Administrative Conditional Use Review** – to establish a minor communication utility system in a MR (Midrise) zone (SMC 23.57.011 B)

### **BACKGROUND DATA**

#### **Site Location and Description**

The subject property is developed with the Denny Terrace at the SW between E John St & E Denny Way. The immediate area and the subject site is zoned MR (Midrise). The proposed telecommunication utilities will be located on existing penthouse and will extend approximately 23' from the existing rooftop.

#### **Public Comment**

The public comment period for this project ended June 25<sup>th</sup> 2014. One comment letter was received with concerns about the locations of the antenna on the roof.

### **ADMINISTRATIVE CONDITIONAL USE**

Seattle Municipal Code (SMC) 23.57.011B provides that a minor communication utility, as regulated pursuant to SMC 23.57.002, may be permitted in a MR (Midrise) zone as an Administrative Conditional Use when it meets the development standards of SMC 23.57.011C and the following criteria, as applicable.

1. *The project shall not be substantially detrimental to the residential character of nearby residentially zoned areas, and the facility and the location proposed shall be the least intrusive facility at the least intrusive location consistent with effectively providing service. In considering detrimental impacts and the degree of intrusiveness, the impacts considered shall include but not be limited to visual, noise, compatibility with uses allowed in the zone, traffic, and the displacement of residential dwelling units.*

The subject property is located on an existing 101' structure within MR (Midrise) zone. The proposed telecommunication utilities will be located on existing penthouse and will extend approximately 23' from the existing rooftop. The new equipment will be mounted at the center line of the existing penthouse and will be painted to match as to minimize any additional visual impacts. No additional noise impacts are anticipated and all equipment must operationally meet the requirements of the Noise Ordinance. No parking spaces or dwelling units will be removed. After a brief construction period, there are no additional traffic impacts anticipated. Therefore, the proposal should not be perceptibly more intrusive than the existing condition.

2. *The visual impacts that are addressed in section 23.57.016 shall be mitigated to the greatest extent practicable.*

The Visual Impacts and Design Standards require projects to minimize the visual appearance of minor communication utility antennas by requiring that they be screened or otherwise be visually integrated with the facility on which they are mounted. The new equipment mounted on the penthouse will be painted to match existing structure and existing antennas to minimize any additional visual impacts.

3. *Within a Major Institution Overlay District, a Major Institution may locate a minor communication utility or an accessory communication device, either of which may be larger than permitted by the underlying zone, when:*
  - a. *the antenna is at least one hundred feet (100') from a MIO boundary, and*
  - b. *the antenna is substantially screened from the surrounding neighborhood's view.*

This criterion is not applicable as the proposal is not located within a Major Institution Overlay District.

4. *If the minor communication utility is proposed to exceed the zone height limit, the applicant shall demonstrate that the requested height is the minimum necessary for the effective functioning of the minor communication utility.*

The applicant has indicated that the proposed service is optimal from a standpoint of coverage of the area. There are no other opportunities in the area to find prominent points of land or tall buildings without compromising strength of coverage or the signal overlap qualities necessary to precisely locate a handset. This site will be visually integrated into an existing 100 foot high building and meet the required elevations necessary in order to adequately cover the target areas.

5. *If the proposed minor communication utility is proposed to be a new freestanding transmission tower, the applicant shall demonstrate that it is not technically feasible for the proposed facility to be on another existing transmission tower or on an existing building in a manner that meets the applicable development standards. The location of a facility on a*

*building on an alternative site or sites, including construction of a network that consists of a greater number of smaller less obtrusive utilities, shall be considered.*

The proposed minor communication utility will not be a new freestanding transmission tower. Therefore, this criterion does not apply to the subject proposal.

### **SUMMARY**

The proposed project is consistent with the Administrative Conditional Use criteria of the City of Seattle Municipal Code as it applies to wireless communication utilities. The facility is minor in nature and will not be detrimental to the surrounding area while providing needed and beneficial wireless communications service to the area.

The proposed project will not require the expansion of public facilities and services for its construction, operation and maintenance. Once installation of additional antennas and equipment to the facility has been completed, occasional visits would occur for routine maintenance at a similar frequency as does the existing facility.

### **DECISION - ADMINISTRATIVE CONDITIONAL USE**

The Conditional Use application is **GRANTED**.

### **ADMINISTRATIVE CONDITIONAL USE CONDITIONS**

None.

Signature: (signature on file) Date: August 4, 2014  
Maria Victoria G. Cruz, Land Use Planner  
Department of Planning and Development